



This attractive detached family home is situated in a much sought after residential location in the heart of Malone with a host of amenities extremely convenient including those on the Lisburn Road and Malone Road and leading primary and grammar schools.

The property offers generous adaptable accommodation with three spacious ground floor reception rooms, modern fitted kitchen open plan to casual living and dining room and six well proportioned bedrooms. The property is complemented by good sized rear gardens in lawns with large, raised patio area, pebbled driveway parking to the front.

Recent sales in this particular location have proven extremely popular, therefore this attractive family home will have wide ranging appeal with early inspection highly recommended so as not to miss out.

Offers Over  
£555,000

37 Malone Hill Park,  
Belfast,  
BT9 6RE

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Viewing by  
appointment with  
& through agent  
028 9042 4747



- Attractive Detached Family Home with Six Bedrooms and Good Sized Rear Gardens in Lawns with Paved Patio Area
- Extensively Yet Subtly Extended in a Much Sought After South Belfast Location
- Reception Hall with Downstairs Cloakroom/wc
- Lounge with Access to Rear Paved Patio
- Study/Home Office
- Family Room with Feature Fireplace
- Modern Fitted Kitchen with Casual Living and Dining Area with Access to Rear Paved Patio
- Separate Utility Room
- Six Well Proportioned Bedrooms, One with Ensuite Shower Room on the Ground Floor
- Modern Family Bathroom
- Well Presented Throughout and Neutrally Decorated
- Gas Heating and uPVC Double Glazed Windows
- Stoned Driveway Parking to the Front
- Delightful Enclosed and Private Rear Gardens in Lawns with Paved Patio Area
- Convenient Location Close to Many Local Amenities and Leading Schools



The Property Comprises:

Ground Floor

Glazed front door with glazed side windows to . . .

RECEPTION HALL: Solid oak wood strip floor, cornice ceiling, low voltage spotlights, wood panelled walls, feature bay window alcove.

CLOAKROOM: White suite comprising low flush wc, pedestal wash hand basin, matching solid oak work surfaces, glazed double doors from reception hall to . . .

LOUNGE: 18' 7" x 10' 10" (5.66m x 3.3m) Solid oak wood strip floor, low voltage spotlights, cornice ceiling, glazed double doors to rear patio.



STUDY/HOME OFFICE: 9' 0" x 7' 2" (2.74m x 2.18m) (at widest points) Matching solid oak wood strip floor, builtin bookshelves, low voltage spotlights.



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FAMILY ROOM: 16' 0" x 120' 0" (4.88m x 36.58m) (into bay) Feature oak fireplace with tiled hearth, bay window, cornice ceiling, picture rail



MODERN FITTED KITCHEN OPEN PLAN TO CASUAL DINING AND LIVING AREA: 24' 4" x 11' 10" (7.42m x 3.61m) Extensive range of high and low level units, glass display cabinets, worksurfaces, stainless steel sink unit with mixer taps, Bosch 4 ring hob with Diplomat electric double oven under, Velux window, low voltage spotlights, wood strip floor, part tiled walls, plumbed for dishwasher, integrated fridge freezer, glazed double doors to rear patio.



UTILITY ROOM: 7' 0" x 6' 0" (2.13m x 1.83m) Work surfaces, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, Velux window, low voltage spotlights, storage cupboard, plumbed for gas tumble dryer, access to rear.

BEDROOM (6): 13' 8" x 12' 3" (4.17m x 3.73m) (at widest points) Builtin robe and storage, cornice ceiling.



ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit, fully tiled shower cubicle with Heatstore electric shower, tiled floor, extractor fan.

First Floor

LANDING: Cornice ceiling, shelved hotpress, access via Slingsby ladder to Attic Room which is carpeted, Velux window.





BEDROOM (1): 12' 0" x 12' 0" (3.66m x 3.66m) Cornice ceiling.

BEDROOM (2): 12' 8" x 11' 0" (3.86m x 3.35m)

BEDROOM (3): 9' 10" x 9' 0" (3m x 2.74m) Cornice ceiling.

BEDROOM (4): 12' 3" x 12' 3" (3.73m x 3.73m)

BEDROOM (5): 12' 3" x 8' 6" (3.73m x 2.59m)



BATHROOM: White suite comprising tiled panelled bath with Mira electric shower, low flush wc, part tiled wall, shelved airing cupboard.

## Outside

Golden gravel to front providing parking for several cars.

Enclosed and private rear garden in lawns and flowerbeds with spacious paviour patio area and boundary hedge and fence.





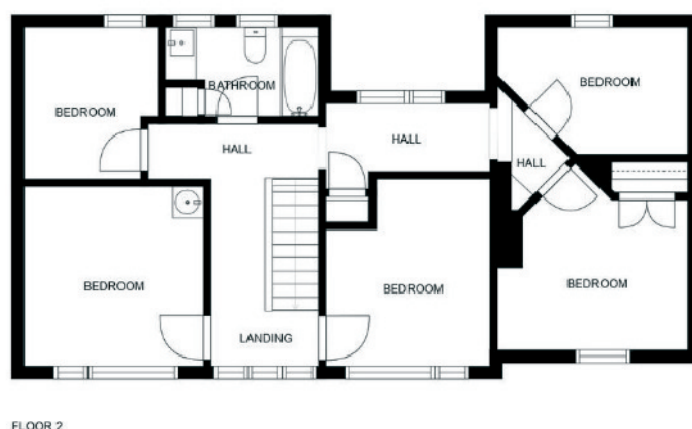
Location:

Coming out of Belfast on the Malone Road, Malone Hill Park is on the right hand side just before the House of Sport roundabout.

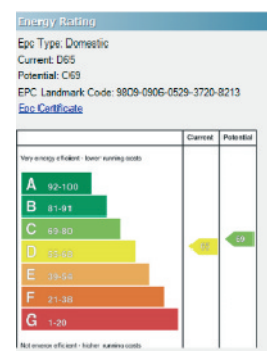
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